



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

### Certificate of supplementary registration

Registration Certificate No HRERA-PKL-JJR-678-2025 dated 21.03.2025 valid upto 12.11.2029.

**Project:** "Mayur City" (an Affordable Residential Plotted Colony under DDJAY-2016 over an additional area measuring 4.8625 acres bearing licence no. 182 of 2025 dated 19.09.2025 valid upto 18.09.2030 (in addition to licence no. 144 of 2024 dated 13.11.2024 for an area measuring 18.325 acres registered vide Reg no. JJR-678-2025 dated 21.03.2025) situated in the revenue estate of village Jhajjar, Sector-27, Jhajjar.

**Promoter:** ADM Developers, Plot No. 559, 2nd Floor, Sector 39, Gurugram-122001 Haryana.

The application for registration of additional area measuring 4.8625 acres was placed before the Authority in its meeting held on 22.04.2026 vide Item No. 319.03 (i) wherein the Authority decided to grant supplementary registration for the additional area being same date of completion of project. Revised proforma A to H, REP II and the revised layout plan, zoning plan and Payment Plan are annexed herewith. Following special conditions are being imposed upon the promoter: -

- i. The promoter shall maintain same 100% Master Account, 70% Escrow Account and the 30% Free Account and submit to the Authority within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a

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- copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- II. The payment plan approved by the Authority, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
  - III. Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
  - IV. Promoter shall also submit a copy of revised NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
  - V. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
  - VI. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
  - VII. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
  - VIII. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant



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of completion certificate or till the taking over of the maintenance of the project by the association of allottees.

- IX. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
- X. That both the Promoter and landowner/ licencees shall comply with the provisions of section 4(2)(L)(D) of RERA Act,2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realised from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP I.
- XI. Promoter shall submit duly approved Building Plans in respect of commercial area measuring 0.480 acres to the Authority alongwith deficit fees, if any, within 15 days after the approval of the Town and Country Planning Department. Till then, the promoter shall not dispose of any part/ unit of the commercial pocket.
- XII. That following plots coming to the share of landowner/ Licencee cannot be put to sale by the promoter and can be sold by the landowners only:

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqmts.)	Total Plots	Total Area (in Sqmts.)
Mr. Jai Bhagwan	A1	6	122.473	1	122.473
	A2	9	139.814	1	139.814
			<b>Total</b>	<b>2 Plots</b>	<b>262.287</b>
Mr. Jaiveer	A2	16	139.814	1	139.814
			<b>Total</b>	<b>1 Plots</b>	<b>139.814</b>

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Mr. Rajbir	A1	5	122.473	1	122.473
	A2	10	139.814	1	139.814
			<b>Total</b>	<b>2 Plots</b>	<b>262.287</b>
Mr. Kapil Dev	A1	7	122.473	1	122.473
	A2	8	139.814	1	139.814
	A2	15	139.814	1	139.814
			<b>Total</b>	<b>3 Plots</b>	<b>402.102</b>
Mrs. Anita & Mr. Prince	A1	4	122.473	1	122.473
			<b>Total</b>	<b>1 Plots</b>	<b>122.473</b>
			<b>Grand Total</b>	<b>9 Plots</b>	<b>1188.963</b>

Name of land owner	Plot type	Plot Number	Area of Each Plot (in sqmts.)	Total Plots	Total Area (In Sqmts.)
M/s Eagle Realtors Pvt. Ltd	A3	22	118.966	1	118.966
	A3	23	118.966	1	118.966
	B5	22	129.200	1	129.200
	B5	23	129.200	1	129.200
	C1	3	137.899	1	137.899
	C2	10	133.586	1	133.586
	C2	11	133.586	1	133.586
			<b>Total</b>	<b>7 Plots</b>	<b>901.402</b>

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Mr. Karan Saluja	A2	13	139.814	1	139.814
	B5	24	129.200	1	129.200
	B5	25	129.200	1	129.200
	C3	22	130.192		130.192
				<b>Total</b>	<b>4 plots</b>
Mr. Jagmohan	A2	14	139.814	1	139.814
	B1	5	120.956	1	120.956
	B1	6	120.956	1	120.956
	B5	28	129.200	1	129.200
	B5	29	129.200	1	129.200
	C2	12	133.586	1	133.586
	C2	13	133.586	1	133.586
			<b>Total</b>	<b>7 plots</b>	<b>907.298</b>
			<b>Grand total</b>	<b>18 plots</b>	<b>2337.107</b>

XIII. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

XIV. Sh. Yiyashu Maheshwari (one of the partner of M/s ADM Developers) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm.

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This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-JJR-678-2025 dated 1.03.2025 valid upto 12.11.2029 and rest of the terms and conditions of the said certificate shall remain unchanged.

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Parneet S Sachdev  
Chairman

**THIS FORM IS MADE FOR SUPPLEMENTRY REGISTRATION OF ADM DEVELOER "MAYUR CITY"****HRERA  
Panchkula****Temp Project Id : RERA-PKL-PROJ-1941-  
2026****Submission Date : 14-01-2026 05:08:47 PM****Applicant Type : Firm****Project Type: NEW****Forwarding letter and Index**

From

ADM DEVELOPERS  
PLOT NO. 559, 2ND FLOOR, SECTOR-39, GURUGRAM

To

The Haryana Real Estate  
Regulatory Authority,  
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named

....."MAYUR CITY" .....  
located at .....SECTOR 27, JHAJJAR.All parts REP-I-A to REP-I-H duly filed up, along with Annexures are submitted  
herewith for consideration of the Authority. Index of all the documents is as follows:**Index**

Sr.No.	Forms		Folders	
	Form No.	Pages	Number	Pages
1	REP-I-Part-A		A	
2	REP-I-Part-B		B	
3	REP-I-Part-C		C	
4	REP-I-Part-D		D	
5	REP-I-Part-E		E	
6	REP-I-Part-F		F	
7	REP-I-Part-G		G	
8	REP-I-Part-H		H	

Dated: \_\_\_\_\_

For ADM DEVELOPERS


  
Authorised Signatory
Sh. Yiyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers**Signature of the Applicant****Mobile No.** \_\_\_\_\_**Email ID** \_\_\_\_\_

**FORM REP-I**

**Part - A**

1. Name of the firm **ADM DEVELOPERS**

2. Address of the firm for correspondence  
**(Annex a copy in Folder A)** **PLOT NO. 559, 2ND FLOOR, SECTOR-39, GURUGRAM**

Phone(Landline) **9810303116**

Phone(Mobile) **9810303116** (Number Shared by Promoter in Public)

Email ID **adm.ggn@gmail.com**

3. Registration number/Details of the firm  
**(Annex a copy in Folder A)** **UDYAMHR050035786**

4. PAN of the firm  
**(Annex a copy in Folder A)** **ABRFA5494L**

5. Name and address of the partners:

Partner 1



Name : **YIYASHU MAHESHWARI**

Residential Address : **7312 PATEL NAGAR GURUGRAM-122001**

Phone (landline)

Phone (Mobile) **9810303116** (Number Shared by Promoter in Public)

Email ID **yyashumaheshwari31@gmail.com**

PAN No. **XXXX183B**  
**(Annex a copy in Folder A)**

Partner 2



Name : **DEEPAK GAHLOT**

Residential Address : **FLAT NO. 293 POCKET-A SECTOR-13 DWARKA NEW DLHI-78**

Phone (landline)

Phone (Mobile) **9810610608** (Number Shared by Promoter in Public)

Email ID **gahlot.deepak@gmail.com**

PAN No. **XXXX597P**  
**(Annex a copy in Folder A)**

For: ADM Developers  
*Yiyashu Maheshwari*  
Auth. Signatory

Partner 3



Name : **ANAND PARKASH SACHDEVA**

Residential Address : **VILLA NO. 3 ATLANTIS  
APARTMANT SECTOR-31 GURUGRAM-122001**

Phone (landline)

Phone (Mobile) **9311303030** (Number Shared by Promoter in Public)

Email ID **adm.ggn@gmail.com**

PAN No. **XXXX654P**  
(Annex a copy in Folder A)

6. Person/partner who is authorized to undertake all correspondence with Authority and home buyers:



Name : **YIYASHU MAHESHWARI**

Residential Address : **7312 PATEL NAGAR  
GURUGRAM-122001**

Phone (landline)

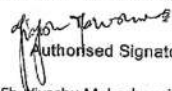
Phone (Mobile) **9810303116** (Number Shared by Promoter in Public)

Email ID **yyashumaheshwari31@gmail.com**

PAN No. **XXXX183B**  
(Annex a copy in Folder A)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For ADM DEVELOPERS

  
Authorised Signatory

Sh. Yiyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**Signature of the  
Applicant/  
Authorised  
representative  
Stamp**

**Date** \_\_\_\_\_

**FORM REP-I**

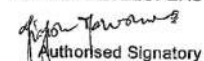
**Part - A**

**Location and Address of the project:**

1. Name of the project	<b>MAYUR CITY</b>
2. Address of the site of the project <b>(Annex a copy in Folder A)</b>	<b>VILLAGE JHAJJAR, SECTOR-27, JHAJJAR</b>
Tehsil	<b>JHAJJAR</b>
District	<b>JHAJJAR</b>
3. Contact details of the site office of the project:	
Phone(Landline)	
Phone(Mobile)	<b>9810610608</b> (Number Shared by Promoter in Public)
Email	<b>adm.ggn@gmail.com</b>
4. Contact person at the site office:	
Name	<b>ANISH KUMAR</b>
Phone(Landline)	
Phone(Mobile)	<b>9416305767</b> (Number Shared by Promoter in Public)
Email	<b>adm.ggn@gmail.com</b>

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For ADM DEVELOPERS

  
Authorised Signatory

Sh. Viyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**Signature of the  
Applicant /  
Authorised  
Representative  
Stamp**

**Date** \_\_\_\_\_

**FORM REP-I****Part - A****Fee Details**

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017, the fee for registration of the project as has been calculated as follows:

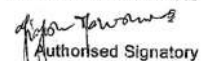
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2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	0	14-01-2026	105000	ONLINE PAYMENT SHALL BE DONE	HRERA Panchkula
2	33634	27-12-2024	401000	AXIS BANK LIMITED	HRERA Panchkula

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For ADM DEVELOPERS

  
 Authorised Signatory

Sh. Yiyashu Maheshwari  
 Auth. Signatory/ Partner  
 For M/s ADM Developers

**Signature of the Applicant**

**Mobile no.** \_\_\_\_\_

**Email ID** \_\_\_\_\_

**FORM REP-I****Part - B****Information relating to the project land and license:**

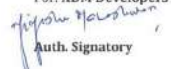
- |                                                                                                                                                                                     |                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Land area of the project                                                                                                                                                         | <b>23.1875 (Acre)</b>                                                                                                                                                                                    |
| 2. Permissible FAR                                                                                                                                                                  | <b>1.0 FOR<br/>RESIDENTIAL<br/>AND 1.5 FOR<br/>COMMERCIAL</b>                                                                                                                                            |
| 3. FAR proposed to be utilized in the project                                                                                                                                       | <b>1.0</b>                                                                                                                                                                                               |
| 4. Total licensed area, if the land area of the present project is a part thereof                                                                                                   | <b>23.1875 (Acre)</b>                                                                                                                                                                                    |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies<br><b>(Annex copy in folder B)</b> | <b>LICENSE NO.<br/>144 OF 2024<br/>DATED<br/>13.11.2024<br/>(VALID UPTO<br/>12.11.2029) AND<br/>ADDITIONAL<br/>LICENSE NO.<br/>182 OF 2025<br/>DATED<br/>19.09.2025.<br/>(VALID UPTO<br/>18.09.2030)</b> |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought.                                                                                          | <b>No</b>                                                                                                                                                                                                |

Licensee 1:	Name <b>ADM DEVELOPERS</b>	Address <b>VILLAGE JHAJJAR, SECTOR 27, JHAJJAR</b>
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Licensee 2:	Name <b>JAGMOHAN SON OF JITENDER CHAWLA</b>	Address <b>VILLAGE JHAJJAR, SECTOR 27, JHAJJAR</b>
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Licensee 3:	Name <b>KARAN SALUJA SON OF CHANDER PARKASH SALUJA</b>	Address <b>VILLAGE JHAJJAR, SECTOR 27, JHAJJAR</b>
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For: ADM Developers


 Auth. Signatory



Licensee 4:

Name **EAGLE REALTORS P  
LTD.**Address  
**VILLAGE  
JHAJJAR,  
SECTOR 27,  
JHAJJAR**

Licensee 5:

Name **KAPIL SON OF SATBIR**Address  
**VILLAGE  
JHAJJAR,  
SECTOR 27,  
JHAJJAR**

Licensee 6:

Name **JAI BHAGWAN - JAIVIR  
SONS OF HEERA LAL**Address  
**VILLAGE  
JHAJJAR,  
SECTOR 27,  
JHAJJAR**

Licensee 7:

Name **RAJBIR SON OF  
RAMESHWAR**Address  
**VILLAGE  
JHAJJAR,  
SECTOR 27,  
JHAJJAR**

Licensee 8:

Name **ANITA WIDOW OF RAJ  
KUMAR**Address  
**VILLAGE  
JHAJJAR,  
SECTOR 27,  
JHAJJAR**

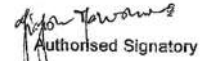
Licensee 9:

Name **PRINCE S/O RAJ KUMAR**Address  
**VILLAGE  
JHAJJAR,  
SECTOR 27,  
JHAJJAR**

Licensee 10:	Name	ANAND PARKASH SACHDEVA	Address	SECTOR 27, JHAJJAR
Licensee 11:	Name	VINEET KUMAR AGGARWAL	Address	SECTOR 27, JHAJJAR
Licensee 12:	Name	TRIPTI GULATI	Address	SECTOR 27, JHAJJAR
Licensee 13:	Name	ANJALI SACHDEVA	Address	SECTOR 27, JHAJJAR
Licensee 14:	Name	YIYASHU MAHESHWARI	Address	SECTOR 27, JHAJJAR
Licensee 15:	Name	AAKASH SACHDEVA	Address	SECTOR 27, JHAJJAR
Licensee 16:	Name	KARAN VIJAN	Address	SECTOR 27, JHAJJAR
Licensee 17:	Name	ANSHUL VIJAN	Address	SECTOR 27, JHAJJAR
Licensee 18:	Name	NIRANJAN KUMAR	Address	SECTOR 27, JHAJJAR
Licensee 19:	Name	SUNIL KUMAR	Address	SECTOR 27, JHAJJAR
Licensee 20:	Name	RAJIV GOYAL	Address	SECTOR 27, JHAJJAR
Licensee 21:	Name	ANAND MOHAN SHARMA	Address	SECTOR 27, JHAJJAR
Licensee 22:	Name	CHANDER SINGH	Address	SECTOR 27, JHAJJAR
Licensee 23:	Name	SURENDER CHAWLA	Address	SECTOR 27, JHAJJAR

Licensee 24: Name	ASHILESH MAHESHWARI	Address	SECTOR 27, JHAJJAR
Licensee 25: Name	PARDEEP KUMAR GAHLOT	Address	SECTOR 27, JHAJJAR
Licensee 26: Name	MAMTA	Address	SECTOR 27, JHAJJAR
Licensee 27: Name	KAILASH CHAND AGGARWAL	Address	SECTOR 27, JHAJJAR
Licensee 28: Name	MUKESH KUMAR	Address	SECTOR 27, JHAJJAR
Licensee 29: Name	SHOBIT RASTOGI	Address	SECTOR 27, JHAJJAR
Licensee 30: Name	MANOJ MITTAL	Address	SECTOR 27, JHAJJAR
Licensee 31: Name	RAKESH KUMAR HUF	Address	SECTOR 27, JHAJJAR
Licensee 32: Name	GULSHAN KUMAR ARORA	Address	SECTOR 27, JHAJJAR
Licensee 33: Name	BHAGWAN YADAV	Address	SECTOR 27, JHAJJAR
Licensee 34: Name	MUKESH YADAV	Address	SECTOR 27, JHAJJAR
Licensee 35: Name	SURENDER YADAV	Address	SECTOR 27, JHAJJAR
Licensee 36: Name	DEEPAK GAHLOT	Address	SECTOR 27, JHAJJAR

For ADM DEVELOPERS

  
Authorised Signatory

Sh. Niyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**7. If the answer to the above is 'No'**

i. In what legal capacity the applicant is applying for registration **(Annex copy of all the relevant documents Including collaboration agreements and Power of Attorney etc. in folder B)**

**Annexure-B-  
COLLABORATION AND  
POWER OF ATTORNEY**

ii. If the applicant is applying by virtue of Collaboration agreement or Power of Attorney:

- o Was the agreement/Power of Attorney made before or after grant of licence.**(State facts in brief or Annex in folder B)**

**YES**

iii. Are agreements and Power of Attorney registered with the Registrar

**Yes**

iv. Provide a summary of various collaboration Agreements highlighting important clauses of the agreements.**(Annex in folder B)**

**GIST ENCLOSED**

v. Has ownership of the land changed after grant of license **(Annex details in folder B)**

**No**

vi. Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue Department for entry in the record of ownership **(Annex details in folder B)**


**Yes**

vi. Will applicant himself be marketing the project **(Provide details in folder B)**

**Yes**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For ADM DEVELOPERS

  
Authorised Signatory

Sh. Yiyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**Signature of the Applicant /  
Authorised Representative**

**Stamp** \_\_\_\_\_

**Date** \_\_\_\_\_

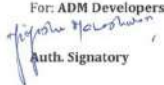
**FORM REP-I****Part - C****Project Details:**

1. Estimated cost of the project: <b>(Annex a copy of the project in Folder C)</b>	<b>7792.37 Lakhs</b>
i. Cost of the land (if included in the estimated cost)	<b>3282.54 Lakhs</b>
ii. Estimated cost of construction of apartments	<b>0.00 Lakhs</b>
iii. Estimated cost of infrastructure and other structures	<b>3756.37 Lakhs</b>
iv. Other Costs including EDC, Taxes, Levies etc.	<b>753.46 Lakhs</b>

2. The total land of the project measuring **23.1875 Acres** will be utilised in the following manner:

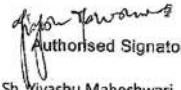
<b>Sr. No.</b>	<b>Land area under usage</b>	<b>Area of land (Acres)</b>
1	PLOTS TO BE SOLD	<b>2.09800</b>
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	<b>0</b>
3	CONSTRUCTION OF ROADS	<b>6.76289</b>
4	PAVEMENTS	<b>0</b>
5	PARKS AND PLAYGROUNDS	<b>1.7437</b>
6	GREEN BELTS	<b>0</b>
7	VEHICLE PARKINGS	<b>0</b>
8	ELECTRICITY SUB-STATION	<b>0</b>

For: ADM Developers


  
Auth. Signatory

9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	2.31991
12	ANY OTHER	0
13	COMMERCIAL	0.461
	<b>Total</b>	<b>23.1875</b>

For ADM DEVELOPERS

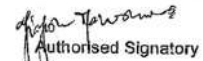

  
 Authorised Signatory

 Sh. Yiyashu Maheshwari  
 Auth. Signatory/ Partner  
 For M/s ADM Developers

### 3. Approvals/ NOCs from various agencies for connecting external services.

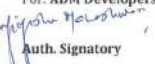
Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	HSVP	No
WATER SUPPLY	HSVP	No
ELECTRICITY	DHBVN	No
SEWAGE DISPOSAL	HSVP	No
STORM WATER DRAINAGE	HSVP	No

For ADM DEVELOPERS

  
Authorised Signatory

Sh. Yiyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**4. Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:**

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	691.90	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	585.26	SUBMITTED TO TOWN & COUNTRY PLANNING
3	STORM WATER DRAINAGE	488.32	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	806.41	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	551.34	AS PER PROJECT REPORT
6	STREET LIGHTING	75.12	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	112.69	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED
14	ANY OTHER <div style="text-align: center; margin-top: 10px;">             For: ADM Developers                Auth. Signatory           </div>	445.3	YET TO BE PREPARED

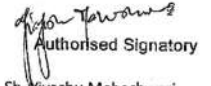
5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

**19-09-2025** (date)

6. Date of approval of Building Plans

**NA** (date)

For ADM DEVELOPERS



Authorised Signatory

Sh. Niyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**7. New projects:**

- i) Likely date of starting the construction work **15-12-2025**
- ii) Likely date of completing the project **12-11-2029**
- iii) Sizes of the plots to be offered in the project


<b>Sr. No</b>	<b>Plot Area(In Square Meter)</b>	<b>Number of plots in the project</b>
1	122.473	7
2	139.814	14
3	118.966	2
4	120.856	9
5	124.26	8
6	123.611	1
7	116.908	1
8	129.20	10
9	136.80	11
10	137.899	4
11	133.586	13
12	130.192	5
13	138.816	7
14	123.210	9
15	123.210	9
16	133.348	13
17	118.332	20
18	144.837	19
19	144.542	19
20	133.672	9
21	128.803	9
22	137.793	9
23	120.338	12
24	134.773	3
25	128.058	3
26	148.280	11
27	126.00	4
28	106.720	40

29	<b>128.376</b>	<b>23</b>
30	<b>120.307</b>	<b>5</b>
31	<b>140.204</b>	<b>50</b>
32	<b>122.740</b>	<b>5</b>
33	<b>98.430</b>	<b>1</b>
34	<b>121.736</b>	<b>6</b>
35	<b>130.227</b>	<b>6</b>
36	<b>120.873</b>	<b>14</b>
37	<b>118.828</b>	<b>14</b>
38	<b>79.046</b>	<b>7</b>
	<b>Total</b>	<b>311</b>

iv. Type of apartments to be constructed in the project:

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers
<b>Apartment/Shops/Other Buildings</b>	0	0	0

For ADM DEVELOPERS

  
Authorised Signatory

Sh. Yiyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**(vi) Quarterly schedule of development of whole/remaining part of the project:**

**(c) Apartments/Shops/Other Buildings**

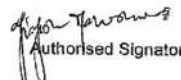
**Expenditure incurred till the date of application (In Lakhs)**

<b>Particulars</b>	<b>Expenditure</b>
Apartments	0
Shops	0
Plots	0

**Expenditure to be made in each quarter (In Lakhs)**

<b>Particulars</b>	<b>Expenditure to be made in each quarter ()</b>			
	<b>Apr-June</b>	<b>July-Sep</b>	<b>Oct-Dec</b>	<b>Jan-Mar</b>

For ADM DEVELOPERS

  
Authorised Signatory


Sh. Yiyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**(d) Infrastructure**

**Expenditure incurred till the date of application (In Lakhs)**

<b>Particulars</b>	<b>Expenditure</b>
--------------------	--------------------

For ADM DEVELOPERS



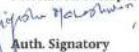
Authorised Signatory  
Sh. Vijayashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**Expenditure to be made in each quarter (In Lakhs)**

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	37.97	37.97	37.97	37.97
Water Supply System	31.89	31.89	31.89	31.89
Sewerage treatment & garbage disposal	30.65	30.65	30.65	30.65
Electricity Supply System	44.54	44.54	44.54	44.54
Storm Water Drainage	26.71	26.71	26.71	26.71
Parks and Playgrounds	6.17	6.17	6.17	6.17
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	27.54	27.54	27.54	27.54

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	37.97	37.97	37.97	37.97
Water Supply System	31.89	31.89	31.89	31.89
Sewerage treatment & garbage disposal	30.65	30.65	30.65	30.65
Electricity Supply System	44.54	44.54	44.54	44.54
Storm Water Drainage	26.71	26.71	26.71	26.71
Parks and Playgrounds	6.17	6.17	6.17	6.17
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	27.54	27.54	27.54	27.54

For: ADM Developers


  
Auth. Signatory

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec

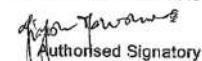


Roads & Pavements	37.97	37.97	37.97	37.97
Water Supply System	31.89	31.89	31.89	31.89
Sewerage treatment & garbage disposal	30.65	30.65	30.65	30.65
Electricity Supply System	44.54	44.54	44.54	44.54
Storm Water Drainage	26.71	26.71	26.71	26.71
Parks and Playgrounds	6.17	6.17	6.17	6.17
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	27.54	27.54	27.54	27.54

Particulars	Year-2029			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	37.97	37.97	37.97	37.97
Water Supply System	31.89	31.89	31.89	31.89
Sewerage treatment & garbage disposal	30.65	30.65	30.65	30.65
Electricity Supply System	44.54	44.54	44.54	44.54
Storm Water Drainage	26.71	26.71	26.71	26.71
Parks and Playgrounds	6.17	6.17	6.17	6.17
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	27.54	27.54	27.54	27.54

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

For ADM DEVELOPERS

  
Authorised Signatory

Sh. Yiyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**Signature of the Applicant / Authorised Representative**  
Stamp \_\_\_\_\_  
**Date** \_\_\_\_\_

**FORM REP-I****Part - D****Accounts related information:**

1. Annex copy of the balance sheet of last 3 years **Yes**

2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D. **No**  
Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.

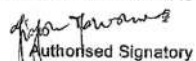
3. Bank account to which the deposits received from apartment buyers will be credited

● Bank and Branch address	<b>HDFC BANK LTD, OLD JUDICIAL COMPLEX, SEC 15, GURGAON</b>
● Bank Account number	<b>50200108635753</b>
● IFSC code	<b>HDFC0009113</b>
● MICR code	<b>110240493</b>
● Branch code	<b>009113</b>
4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)	<b>Sh. Yiyashu Maheshwari R/o 731/2, PATEL NAGAR, GURUGRAM-122001 Sh. ANAND PARKASH SACHDEVA R/o VILLA NO. 3, ATLANTIS APARTMANT SECTOR-31, GURUGRAM-122001</b>

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details) **UPLOADED.**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For ADM DEVELOPERS

  
Authorised Signatory

Sh. Yiyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**Signature of the Applicant / Authorised Representative**

**Stamp** \_\_\_\_\_

**Date** \_\_\_\_\_

**FORM REP-I**

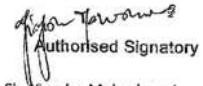
**Part - E**

**Details of the statutory approvals:**

**1. Annex copies of the following in Folder E:**

i. Lay out Plan	<b>Yes</b>
ii. Demarcation Plan	<b>Yes</b>
iii. Zoning Plan	<b>Yes</b>
iv. Building Plan	<b>No</b>
● Site Plan	<b>No</b>
● Floor Plan	<b>No</b>
● Apartment Plans	<b>No</b>
● Elevation Section	<b>No</b>
● Detail of Permissible FAR	<b>No</b>
● Detail of covered area achieved FAR	<b>No</b>

For ADM DEVELOPERS

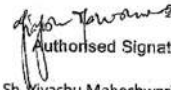
  
Authorised Signatory

Sh. Yiyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**2. Annex copies of the following in Folder E:**

I. ROADS AND PAVEMENT PLAN	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	No
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STROM WATER DRAINAGE	No
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	No

For ADM DEVELOPERS

  
Authorised Signatory

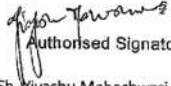
Sh. Yiyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

### 3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE NO. 144 OF 2024	ALREADY BEEN OBTAINED	13-11-2024
II. REVISED APPROVAL OF DEMARCATION CUM ZONING PLAN	ALREADY BEEN OBTAINED	04-12-2025
III. ADDITIONAL LICENSE NO. 182 OF 2025	ALREADY BEEN OBTAINED	19-09-2025

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

For ADM DEVELOPERS

  
 Authorised Signatory  
 Sh. Yiyashu Maheshwari  
 Auth. Signatory/ Partner  
 For M/s ADM Developers

Signature \_\_\_\_\_  
 Seal \_\_\_\_\_  
 Date \_\_\_\_\_

**FORM REP-I**

**Part - F**

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers.  
**(Annex a copy in Folder F)**

**Yes**

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules)  
**(Annex a copy in Folder F)**

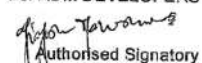
**Yes**

3. Gist of the important provisions of the Draft Agreement  
**(Annex a copy in Folder F)**

**THE PROVISIONS OF RERA ACT AND RULES SHALL BE ENTERED INTO AGREEMENT TO SELL.**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For ADM DEVELOPERS



Authorised Signatory

Sh. Riyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**Signature of the Applicant /  
Authorised Representative**

**Stamp** \_\_\_\_\_

**Date** \_\_\_\_\_

**FORM REP-I**

**Part - G**

**Projects launched by the promoter in last five years: (No Projects)**

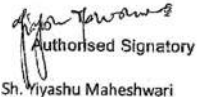
I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant / Authorised Representative**

**Stamp** \_\_\_\_\_

**Date** \_\_\_\_\_

For ADM DEVELOPERS

  
Authorised Signatory

Sh. Yiyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**FORM REP-I****Part - H**

<b>SPECIFICATION OF CONSTRUCTION</b>		
<b>Specification of apartments and other buildings including the following:</b>		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NOT APPLICABLE BEING PLOTTED COLONY
2	WALL FINISHING DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
3	KITCHEN DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
4	BATHROOM FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
5	WOOD WORK ETC	NOT APPLICABLE BEING PLOTTED COLONY
6	DOORS AND WINDOS FRAMES	NOT APPLICABLE BEING PLOTTED COLONY
7	GLASS WORK	NOT APPLICABLE BEING PLOTTED COLONY
8	ELECTRIC FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
9	CONDUCTING AND WIRING DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
10	CUPBOARD DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
11	WATER STORAGE	NOT APPLICABLE BEING PLOTTED COLONY
12	LIFT DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
13	EXTERNAL GLAZINGS	NOT APPLICABLE BEING PLOTTED COLONY
13.1	WINDOWS/GLAZINGS	NOT APPLICABLE BEING PLOTTED COLONY
14	DOORS	NOT APPLICABLE BEING PLOTTED COLONY
14.1	MAIN DOORS	NOT APPLICABLE BEING PLOTTED COLONY
14.2	INTERNAL DOORS	NOT APPLICABLE BEING PLOTTED COLONY

15	AIR CONDITIONING	NOT APPLICABLE BEING PLOTTED COLONY
16	ELECTRICAL FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
17	CNG PIPE LINE	NOT APPLICABLE BEING PLOTTED COLONY
18	PROVISION OF WIFI AND BROADBAND FACILITY	NOT APPLICABLE BEING PLOTTED COLONY
19	EXTERNAL FINISHING/COLOUR SCHEME	NOT APPLICABLE BEING PLOTTED COLONY
20	INTERNAL FINISHING	NOT APPLICABLE BEING PLOTTED COLONY

For ADM DEVELOPERS

  
Authorised Signatory

Sh. Yiyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

<b>SPECIFICATION UNIT WISE</b>		
<b>1 . LIVING/DINING/FOYER/FAMILY LOUNGE</b>		
1 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
1 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
1 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
<b>2 . MASTER BEDROOM/DRESSROOM</b>		
2 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
2 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
2 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
2 . 4	MODULAR WARDROBES	NOT APPLICABLE BEING PLOTTED COLONY
<b>3 . MASTER TOILET</b>		
3 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
3 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
3 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
3 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED COLONY
3 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
3 . 6	FITTING/FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY
<b>4 . BED ROOMS</b>		
4 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
4 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
4 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
4 . 4	WARDROBES	NOT APPLICABLE BEING PLOTTED COLONY
<b>5 . TOILET</b>		
5 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
5 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
5 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
5 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED COLONY
5 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
5 . 6	FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY
<b>6 . KITCHEN</b>		
6 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
6 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY

6 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
6 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED COLONY
6 . 5	FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY
6 . 6	KITCHEN APPLIANCES	NOT APPLICABLE BEING PLOTTED COLONY
<b>7 . UTILITY ROOMS/UTILITY BALCONY/TOILET</b>		
7 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
7 . 2	WALLS & CEILING	NOT APPLICABLE BEING PLOTTED COLONY
7 . 3	TOILET	NOT APPLICABLE BEING PLOTTED COLONY
7 . 4	BALCONY	NOT APPLICABLE BEING PLOTTED COLONY
<b>8 . SIT-OUTS</b>		
8 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
8 . 2	WALLS & CEILING	NOT APPLICABLE BEING PLOTTED COLONY
8 . 3	RAILINGS	NOT APPLICABLE BEING PLOTTED COLONY
8 . 4	FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For ADM DEVELOPERS

  
Authorised Signatory

Sh. Yiyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

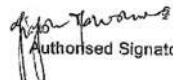
**Signature of the Applicant / Authorised Representative**  
**Stamp** \_\_\_\_\_  
**Date** \_\_\_\_\_

**List of Uploaded Documents**

<b>Sr. No.</b>	<b>Document Description</b>	<b>Date of Document Upload</b>	<b>View Document</b>
1	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	13-01-2026	<a href="#">View Document</a>
2	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	14-01-2026	<a href="#">View Document</a>
3	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	13-01-2026	<a href="#">View Document</a>
4	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	13-01-2026	<a href="#">View Document</a>
5	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	14-01-2026	<a href="#">View Document</a>

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For ADM DEVELOPERS






  
Authorised Signatory

Sh. Yiyashu Maheshwari  
Auth. Signatory/ Partner  
For M/s ADM Developers

**Signature of the Applicant / Authorised Representative**

**Stamp** \_\_\_\_\_

**Date** \_\_\_\_\_

Bond		 <b>Indian-Non Judicial Stamp Haryana Government</b> 	Date : 22/09/2025
Certificate No.	G0V20251356		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>
GRN No.	139260330		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
<b>Deponent</b>			
Name :	Adm Developers		
H.No/Floor :	Na	Sector/Ward :	Na
City/Village :	Gurugram	District :	Gurugram
Phone :	98*****43	State :	Haryana
			
Purpose : AFFIDAVIT to be submitted at Others			

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

**Form - REP-II  
[See rule 3(3)]**

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit-cum-Declaration

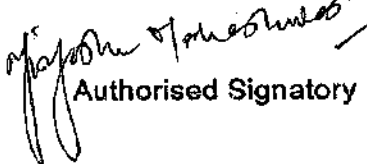
Affidavit cum Declaration of Sh. Yiyushu Maheshwari Authorized Signatory of the Promoter i.e. ADM DEVELOPERS of the proposed project over an additional area measuring 4.8625 Acres (additional area of License No. 144 of 2024) falling in Sector-27, Jhajjar, District Jhajjar under additional License No. 182 of 2025 dated 19.09.2025.

I, Yiyushu Maheshwari, Authorized Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter has a legal title of land through Collaboration Agreement and Power of Attorney; on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is **12.11.2029.**



For ADM DEVELOPERS

  
Authorized Signatory

4. That seventy percent of the amounts realized by the Promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

For ADM DEVELOPERS

*[Signature]*  
 Authorised Signatory

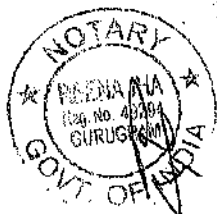
**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For ADM DEVELOPERS

Verified by me at Panchkula on this 22<sup>nd</sup> April, 2026.

*[Signature]*  
 Authorised Signatory  
 Deponent



**ATTESTED**

**REENA JHA**  
 Advocate & Notary  
 Gurugram, Haryana, India

22.04.26

LAND AREA CALCULATION DETAIL			
DESCRIPTION	AREA IN SQMT.	%	AREA IN ACRES
ADDITIONAL LAND GRANTED AREA (A)	18327.268	100.00	4.8625
ADDITIONAL PROPOSED LAND (B)	18327.268	100.00	4.8625
TOTAL ADDITIONAL LAND (A+B)	36654.536	100.00	9.7250
ADDITIONAL LAND GRANTED AREA (A)	18327.268	100.00	4.8625
ADDITIONAL PROPOSED LAND (B)	18327.268	100.00	4.8625
TOTAL ADDITIONAL LAND (A+B)	36654.536	100.00	9.7250

ALREADY APPROVED DENSITY CALCULATION			
PERMISSIBLE DENSITY POPULATION	AREA IN SQMT.	%	AREA IN ACRES
PROPOSED DENSITY POPULATION	18327.268	100.00	4.8625
ALREADY APPROVED DENSITY POPULATION	18327.268	100.00	4.8625

PROPOSED DENSITY CALCULATION			
PERMISSIBLE DENSITY POPULATION	AREA IN SQMT.	%	AREA IN ACRES
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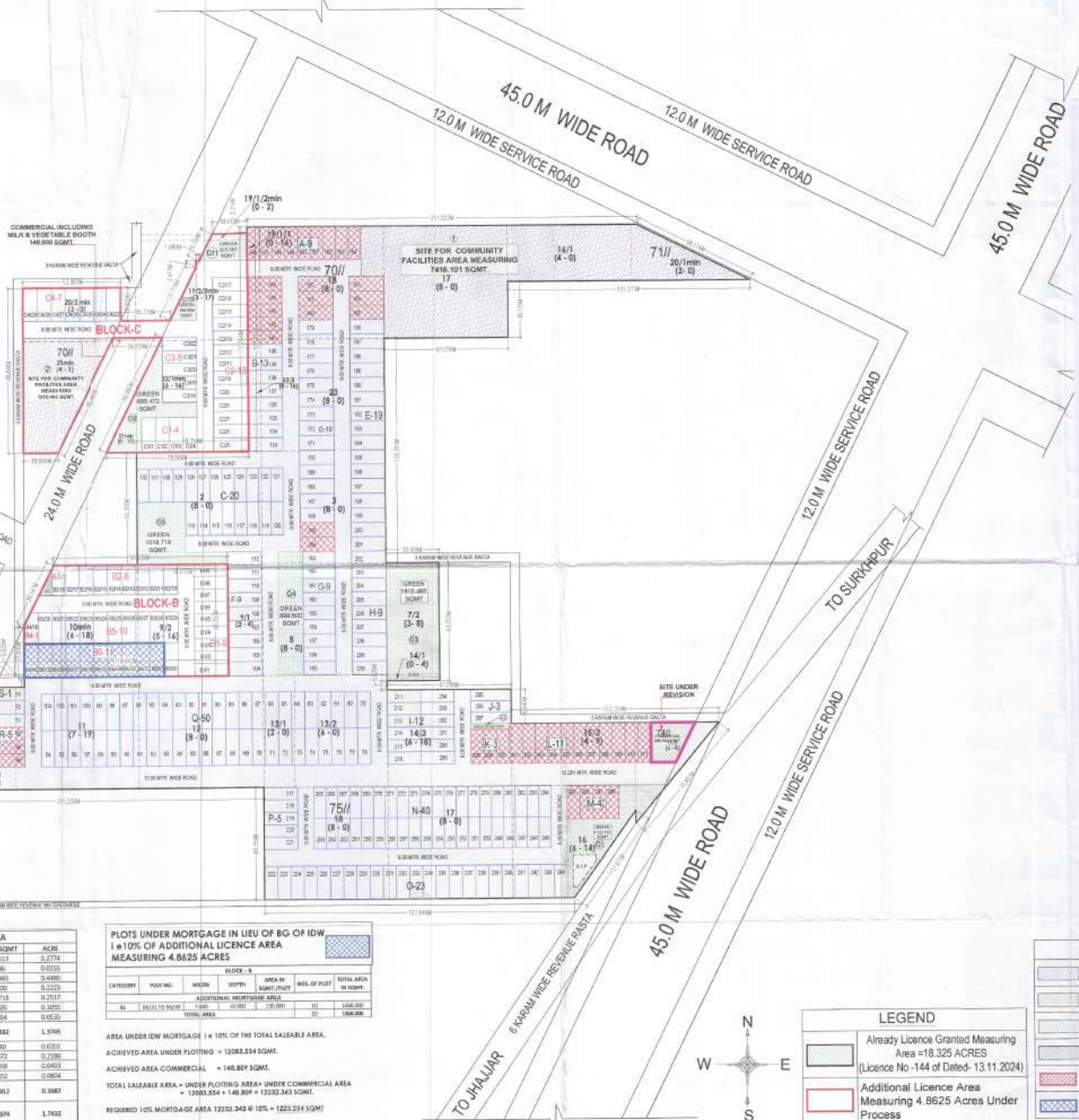
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To be read with Licence No. 182/2025 Dated 19-09-2025 LC-5204-B

This Revised & Combined Layout plan for Affordable Residential Plotted Colony (05JAY 2016) over an additional area measuring 4.8625 acres bearing Drawing No. J1449 dated 19-09-2025 in addition to already licensed area measuring 18.325 acres (Licence no. 144 of 2024 Dated 13.11.2024) thereby total area measuring 23.187 acres falling in the revenue estate of village Jhajjar in sector-27, District Jhajjar is being developed by ADM Developers in collaboration with Land Owners is hereby approved subject to the following conditions:-

1. That this Revised & Combined Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plot.
3. That the demarcation plans as per site of all the Residential Plots and Commercial sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Urban Development Authority/colony on the directions of the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colony on the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 33(a)(iii) of the Act No. 8 of 1975.
13. The odd size plots are being approved subject to the conditions that these plots shall not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification is applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANJAY SAINI) DTP (HQ)  
 (GURPREET KHEPAR) JD (HQ)  
 (HITESH SHARMA) STP (HQ)  
 (SHIVAN ROHILLA) ATP (HQ)  
 (SHIVNESH KUMARI) CTP (HQ)  
 (AMIT KUMAR, IAS) DTEP (HQ)

COMMUNITY FACILITIES AREA CALCULATION			
CAT.	AREA IN SQMT.	ACRE	
ALREADY APPROVED AREA (A)	7416.101	1.83256	
ADDITIONAL AREA (B)	3070.462	0.76251	
TOTAL AREA (A+B) = C	9386.563	2.31947	

GREEN AREA			
CAT.	AREA IN SQMT.	ACRE	
G1	1122.513	0.27714	
G2	62.086	0.01555	
G3	2835.463	0.70881	
G4	899.302	0.22523	
G5	3038.718	0.75817	
G6	427.035	0.10625	
G7	214.654	0.05395	
ALREADY APPROVED GREEN AREA (A)	5962.144	1.49686	
G8	81.333	0.02021	
G9	985.472	0.24688	
G10	193.698	0.04843	
G11	325.052	0.08094	
ADDITIONAL GREEN AREA (B)	1482.862	0.36807	
TOTAL GREEN AREA (A+B) = C	7445.006	1.86493	

PLOTS UNDER MORTGAGE IN LIEU OF BG OF IDW						
1 + 10% OF ADDITIONAL LICENCE AREA MEASURING 4.8625 ACRES						
CATEGORY	PLK. NO.	WIDTH	DEPTH	AREA IN SQMT.	NO. OF PLOT	TOTAL AREA IN SQMT.
ADDITIONAL MORTGAGE AREA						
	80	80.00	10.00	800.00	10	8000.00
TOTAL AREA						8000.00

AREA UNDER MORTGAGE (1 + 10% OF THE TOTAL SALEABLE AREA)			
CAT.	AREA IN SQMT.	ACRE	
ACHIEVED AREA UNDER PLOTTING	12083.524	3.00000	
TOTAL AREA COMMERCIAL	148.809	0.03680	
TOTAL SALEABLE AREA = UNDER PLOTTING AREA + UNDER COMMERCIAL AREA	12083.524 + 148.809 = 12232.343	3.03680	
REQUIRED 10% MORTGAGE AREA 12232.343 @ 10% = 1223.234			
ACHIEVED MORTGAGE AREA 11.11% = 1368.00			

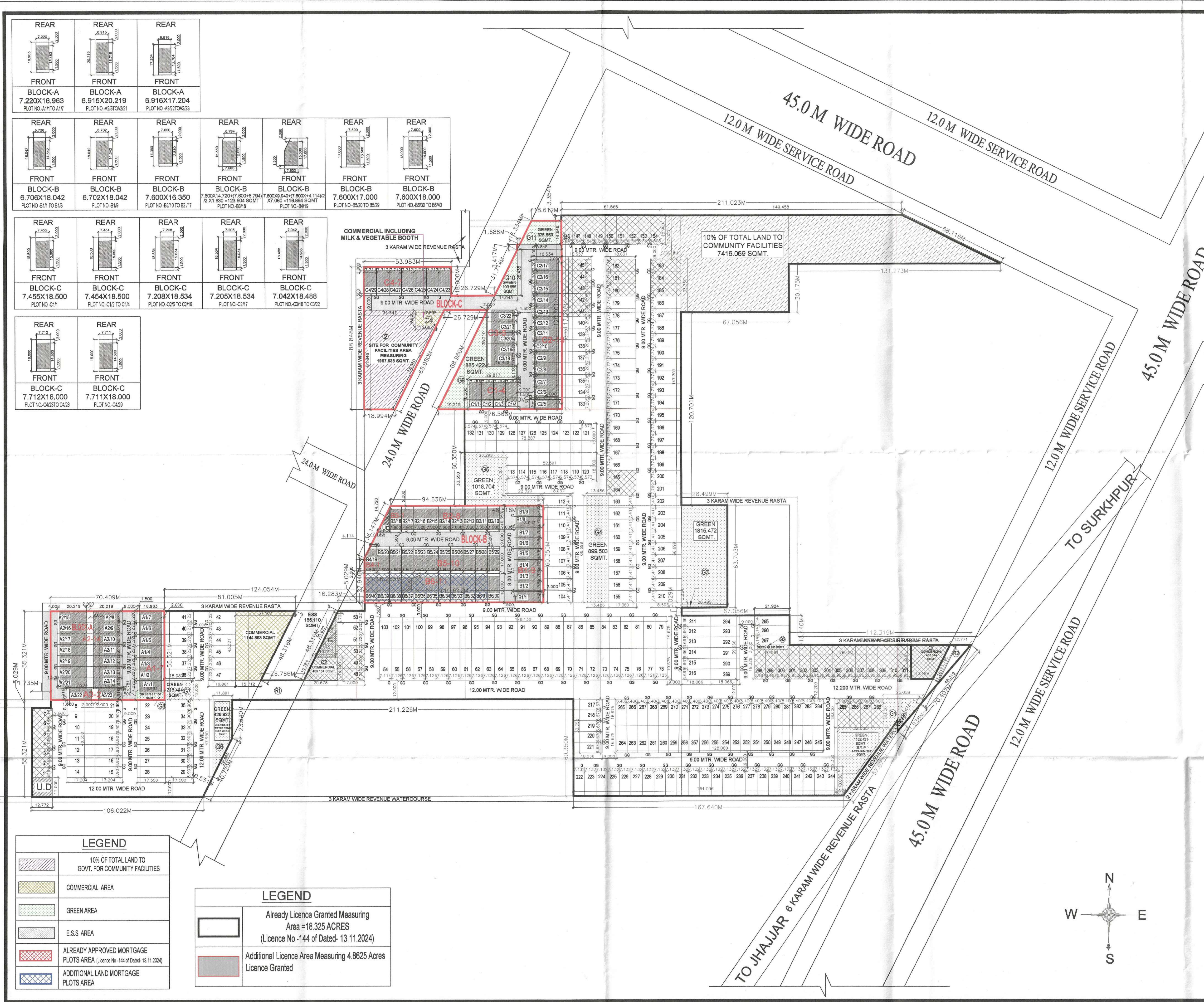
LEGEND	
[Pattern]	Already Licence Granted Measuring Area = 18.325 ACRES (Licence No -144 of Dated- 13.11.2024)
[Pattern]	Additional Licence Area Measuring 4.8625 Acres Under Process

LEGEND	
[Pattern]	10% OF TOTAL LAND TO GOVT FOR COMMUNITY FACILITIES
[Pattern]	COMMERCIAL AREA
[Pattern]	GREEN AREA
[Pattern]	E.S.S. AREA
[Pattern]	ALREADY APPROVED MORTGAGE PLOTS AREA (License No. 144 of Dated- 13.11.2024)
[Pattern]	ADDITIONAL LAND MORTGAGE PLOTS AREA

REVISED AND COMBINED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 4.8625 ACRES IN ADDITION TO EXISTING 18.325 ACRES LICENCE NO. 144 OF 2024 DATED 13-11-2024 TOTALING (4.8625 + 18.325) 23.187 ACRES UNDER DEEN DAYAL JAN AWAS YOJANA IN SECTOR-27, JHAJJAR, BEING DEVELOPED BY M/S ADM DEVELOPERS

SCALE - 1 : 1000

ARCHITECT'S SIGN. *[Signature]*  
 OWNER/AUTH. SIGN. *[Signature]*



REAR	FRONT	REAR	FRONT	REAR	FRONT
BLOCK-A 7.220X16.963 PLOT NO. A317 TO A319		BLOCK-A 6.915X20.219 PLOT NO. A320 TO A321		BLOCK-A 6.916X17.204 PLOT NO. A322 TO A323	
REAR	FRONT	REAR	FRONT	REAR	FRONT
BLOCK-B 6.706X18.042 PLOT NO. B1 TO B18		BLOCK-B 6.702X18.042 PLOT NO. B19		BLOCK-B 7.600X16.350 PLOT NO. B20 TO B27	
REAR	FRONT	REAR	FRONT	REAR	FRONT
BLOCK-C 7.455X18.500 PLOT NO. C11		BLOCK-C 7.208X18.534 PLOT NO. C25 TO C28		BLOCK-C 7.042X18.488 PLOT NO. C29 TO C32	
REAR	FRONT	REAR	FRONT	REAR	FRONT
BLOCK-C 7.712X18.000 PLOT NO. C42 TO C45		BLOCK-C 7.711X18.000 PLOT NO. C46			

**DEMARICATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 4.8625 ACRES (LICENCE NO. 182 OF 2025 DATED 19.09.2025) IN ADDITION TO EXISTING 18.325 ACRES LICENCE NO. 144 OF 2024 DATED 13-11-2024 TOTALING (4.8625 + 18.325 ) 23.187 ACRES UNDER DEEN DAYAL JAN AWAS YOJANA IN SECTOR-27, JHAJJAR, BEING DEVELOPED BY M/S ADM DEVELOPERS FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.**

**1. USE ZONE**

The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1.
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Buildable Zone	Residential building.
	Commercial	As per supplementary zoning plan to be approved separately for each site.

**2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING**

- (a) The building or buildings shall be constructed only within the portion of the site marked as buildable zone as explained above, and nowhere else.
- (b) The Planning parameter to be adopted is as below-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (5-Floor) (Including 4th Floor) (in metres)
Upto 150 square metres	75%	Single Level	200%	16.5

- (c) The stils are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 metres as per the terms and conditions of policy circulated vide memo no. misc-2339-VOL-III-ULB/7/5/2006-2TCP dated 20-10-2020.

**3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

Not more than four dwelling units shall be allowed on each plots

**4. BAR ON SUB-DIVISION OF PLOT**

Sub-division & clubbing of the plots shall not be permitted any circumstances.

**5. BUILDING SETBACK**

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code, 2017 shall not project beyond the portion marked as residential buildable zone in rear side.

**6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY**

The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

**7. STILT PARKING**

Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam. The use of stilt parking shall be Code No. 7.11 of the Haryana Building Code, 2017.

**8. PARKING**

- (a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time.
- (b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

**9. PLINTH LEVEL**

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

**10. BASEMENT**

Single level basements within the building zone of the site shall be provided as per Code 6.3(3)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

**11. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**

In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

**12. BOUNDARY WALL**

- The boundary wall shall be constructed as per Code 7.5.
  - (a) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
  - (b) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below-
    - i). 0.5 meters Radius for plots opening on to open space.
    - ii). 1.0 meters Radius for plots upto 125 sq. meters.
    - iii). 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.
  - (c) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

**13. GATE AND GATE POST**

- a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
- b) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

**14. DISPLAY OF POSTAL NUMBER OF THE PLOT**

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

**15. GARBAGE COLLECTION POINT**

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

**16. ACCESS**

No plot or public building will derive an access from less than 9.00 meters wide road.

**17. GENERAL**

- (i) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (ii) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- (iii) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- (iv) Fire safety protection measures shall be regulated by Haryana fire service Act, 2009, as amended from time to time.
- (v) Rain water harvesting shall be provided as per HBC-2017 (if applicable)

Note:  
Read this drawing in conjunction with the demarcation plan verified by D.T.P. JHAJJAR vide Endst no. \_\_\_\_\_ dated \_\_\_\_\_

DRG. NO. DTOP 11626 DATED 03-12-25

(RAM VYAR BASS) ID (HQ) (SHIVAM ROHILLA) ATP (HQ) (SANJAY SAINI) DTP (HQ) (HITESH SHARMA) STP (HQ) (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI IAS) DTP (HR)

**PROJECT: MAYUR CITY (Sec-27, Jhajjar)**

<b><u>PAYMENT PLAN</u></b>		
<b>Sr. No.</b>	<b>Payment Stage</b>	<b>Amount (% age of booking amount)</b>
1.	At the time of Booking	10%
2.	Issuance of Builder Buyer Agreement in 15 Days, after booking.	BBA will get issued.
3.	On the commencement of Storm Water Lines	10% of Basic Price + 20% of PLC+ 25% of EDC+ Taxes (if applicable)
4.	On the commencement of Sewerage Lines	10% of Basic Price + 20% of PLC+ 25% of EDC+ Taxes (if applicable)
5.	On the commencement of Water Supply Lines	20% of Basic Price + 20% of PLC+ 25% of EDC+ Taxes (if applicable)
6.	On the Commencement of Parks/ Landscape works	15% of Basic Price + 20% of PLC+ 25% of EDC+ Taxes (if applicable)
7.	On the Commencement of Internal Road Works	15% of Basic Price+ 25% of PLC
8.	On the Commencement of Electrical Works	10% of Basic Price+ 15% of PLC+ 25% of EDC+ Taxes (if applicable)
9.	On Offer of Possession	10% of Basic Price

**PLC (Preferred Location Charges)**

Corner (Two Side Open)	10% of Total Price of Plot
Park Adjoining	10% of Total Price of Plot
Facing Road	10% of Total Price of Plot

**Terms and Conditions:**

1. The Stamp duty, registration charges shall be extra as per Government rates and payable at the time of offer of possession.

For ADM DEVELOPERS

  
Authorised Signatory

